

# STATEMENT OF INFORMATION

3/5 MICHELSEN STREET, NORTH BENDIGO, VIC 3550

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/5 MICHELSEN STREET, NORTH**

 3  1  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$270,000 to \$279,990**

Provided by: Danny Clarke, Professionals Bendigo

## MEDIAN SALE PRICE



**NORTH BENDIGO, VIC, 3550**

**Suburb Median Sale Price (Unit)**

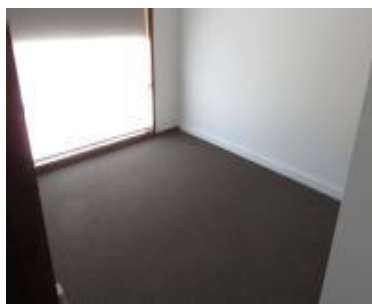
**\$200,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**4/5 MICHELSEN ST, NORTH BENDIGO, VIC**

 3  1  2

**Sale Price**

**\$270,500**

Sale Date: 18/10/2017

Distance from Property: 14m



**2 LOBB ST, NORTH BENDIGO, VIC 3550**

 3  1  1

**Sale Price**

**\$280,000**

Sale Date: 11/05/2017

Distance from Property: 463m



**60 ABBOTT ST, BENDIGO, VIC 3550**

 3  1  1

**Sale Price**

**\$310,000**

Sale Date: 05/07/2017

Distance from Property: 1.8km



This report has been compiled on 15/02/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

3/5 MICHELSEN STREET, NORTH BENDIGO, VIC 3550

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$270,000 to \$279,990

Median sale price

Median price

\$200,000

House

Unit

X


Suburb

NORTH BENDIGO

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/5 MICHELSEN ST, NORTH BENDIGO, VIC 3550	\$270,500	18/10/2017
2 LOBB ST, NORTH BENDIGO, VIC 3550	\$280,000	11/05/2017
60 ABBOTT ST, BENDIGO, VIC 3550	\$310,000	05/07/2017